

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, May 17, 2005

1:00 PM

Committee Room - City Hall

### **Subcommittee on Planning, Dispositions and Concessions**

*Miguel Martinez, Chair*

*Members: Michael C. Nelson, Joel Rivera, Hiram Monserrate,  
James Sanders, Jr., Vincent J. Gentile and Andrew J. Lanza*

Roll Call

**Present,** Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** Rivera

*Other Council Members Attending: Arroyo*

**LU 0383-2005**      **Uniform land use review procedure application no. C 050214 HAX, an Urban Development Action Area Designation and Project, located on Sites 1, p/o 3 and 28 within the Melrose Commons Urban Renewal Area, and the disposition of such property, Borough of the Bronx, Council District no. 17. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

**This Land Use Application was Hearing Held by Committee**

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0405-2005**      **Uniform land use review procedure application no. C 050228 HAX, an Urban Development Action Area Designation and Project, located at 15 East Clarke Place, and the disposition of such property, Borough of the Bronx, Council District no. 14. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

**This Land Use Application was Hearing Held by Committee**

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0410-2005** Uniform land use review procedure application no. C 050248 HAX, an Urban Development Action Area Designation and Project, located on the block bounded by Prospect and Westchester Avenues and East 162nd Street, and the disposition of the city-owned property, Borough of the Bronx, Council District no. 17. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.

This Land Use Application was Hearing Held by Committee

This Land Use Application was Laid Over by Subcommittee

**LU 0411-2005** Uniform land use review procedure application no. C 050258 HAX, an Urban Development Action Area Designation and Project, located at 2342, 2346, 2350 and 2354 Webster Avenue, and the disposition of the city-owned property, Borough of the Bronx, Council District no. 15. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.

This Land Use Application was Hearing Held by Committee

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0412-2005** Uniform land use review procedure application no. C 050259 HAK, an Urban Development Action Area Designation and Project, located at 63, 61, 59, 57, 55, 53 and 51 Central Avenue, and the disposition of such property, Borough of Brooklyn, Council District no. 34. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.

This Land Use Application was Hearing Held by Committee

This Land Use Application was Laid Over by Subcommittee

**LU 0430-2005**      **Uniform land use review procedure application no. C 050304 HAK, an Urban Development Action Area Designation and Project tentatively known as Cypress Plaza, located in Community Board 5, and the disposition of property, Borough of Brooklyn, Council District no. 37. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

**Affirmative,**    6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,**        1 -

Rivera

**LU 0444-2005**      **Uniform land use review procedure application no. C 050204 HAM, an Urban Development Action Area Designation and Project, located at 350, 352, 354 and 356 West 124th Street and the disposition of such property, Borough of Manhattan, Council District no. 9. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

This Land Use Application was Laid Over by Subcommittee

**LU 0474-2005**      **Application no. 20055448 HAQ, In Rem Action no. 51, submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code for the transfer and a related tax exemption for property located in Community Board 12, Council District no. 28, Borough of Queens**

This Land Use Application was Hearing on P-C Item by Comm

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

**Affirmative,**    6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,**        1 -

Rivera

**LU 0475-2005**      **Application no. 20055449 HAQ, In Rem Action no. 51, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3 and 14, Council Districts no. 21 and 31, Borough of Queens.**

This Land Use Application was Hearing on P-C Item by Comm

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0483-2005**      **Application no. 20055450 HAQ, In Rem Action no. 51, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3, 12 and 14, Council Districts no. 21, 27 and 31, Borough of Queens**

This Land Use Application was Hearing on P-C Item by Comm

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0476-2005**      **Application no. 20055451 HAM, In Rem Action no. 45, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3, 7, 9, 11 and 12, Council Districts no. 1, 7, 8, 9 and 10, Borough of Manhattan**

This Land Use Application was Hearing on P-C Item by Comm

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

- Affirmative,** 6 -  
Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza
- Absent,** 1 -  
Rivera

**LU 0477-2005**      **Application no. 20055452 HAX, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 4, Council District no. 16, Borough of the Bronx.**

**This Land Use Application was Hearing on P-C Item by Comm**

**A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.**

- Affirmative,** 6 -  
Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza
- Absent,** 1 -  
Rivera

**LU 0478-2005**      **Application no. 20055453 HAR, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 1, Council District no. 49, Borough of Staten Island**

**This Land Use Application was Hearing on P-C Item by Comm**

**A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.**

- Affirmative,** 6 -  
Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza
- Absent,** 1 -  
Rivera

**LU 0479-2005**      **Application no. 20055454 HAR, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 1, Council District no. 49, Borough of Staten Island.**

This Land Use Application was Hearing on P-C Item by Comm

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0480-2005**      **Application no. 20055455 HAX In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 1, 3, 4, 6 and 12, Council Districts no. 12, 14, 15, 16, 17, Borough of the Bronx.**

This Land Use Application was Hearing on P-C Item by Comm

This Land Use Application was P-C Item Approved by Subcommittee with Companion Resolution

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

**LU 0435-2005**      **Application no. 20055425 HAK, an Urban Development Action Area Project located at 173, 171, 169, 165, 239, 237, 235, 233 and 231 Skillman Street, Council District no. 34, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:** Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

**Attachments:** Hearing Transcript - Planning 5/3/05

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative, 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

Absent, 1 -

Rivera

LU 0436-2005

**Application no. 20055426 HAM, an Urban Development Action Area Project located at 2228 Seventh Avenue, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Laid Over by Subcommittee**

LU 0446-2005

**Application no. 20055487 HAX, an Urban Development Action Area Project known as the Alexander Avenue Cluster, located in Community Board 1, Council Districts no. 8 and 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Laid Over by Subcommittee**

LU 0448-2005

**Application no. 20055489 HAX, an Urban Development Action Area Project known as the Union Avenue Cluster, located in Community Board 1, Council District no. 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**



Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Laid Over by Subcommittee

LU 0447-2005      **Application no. 20055488 HAX, an Urban Development Action Area Project known as the East 139th Street Cluster, located in Community Board 1, Council Districts no. 8 and 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Laid Over by Subcommittee

LU 0449-2005      **Application no. 20055490 HAX, an Urban Development Action Area Project located at 1082 Southern Boulevard, Council District no. 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Laid Over by Subcommittee

LU 0450-2005      **Application no. 20055491 HAX, an Urban Development Action Area Project located at 2323 Loring Place North, Council District no. 7, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Laid Over by Subcommittee



**Attachments:** Hearing Transcript - Planning 5/3/05

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

**Affirmative,** 6 -

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent,** 1 -

Rivera

LU 0454-2005

**Application no. 20055495 HAM, an Urban Development Action Area Project located at 133 West 89th Street, Council District no. 6, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Laid Over by Subcommittee**

LU 0455-2005

**Application no. 20055496 HAM, an Urban Development Action Area Project located at 248 East 3rd Street, Council District no. 2, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Planning 5/3/05

**This Land Use Application was Laid Over by Subcommittee**

**LU 0456-2005**      **Application no. 20055497 HAM, an Urban Development Action Area Project located at 504 West 135th Street, Council District no. 7, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

**Attachments:**    Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:**    Hearing Transcript - Planning 5/3/05

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative, 6 -**

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent, 1 -**

Rivera

**LU 0457-2005**      **Application no. 20055498 HAR, an Urban Development Action Area Project located at 401 Jewett Avenue, Council District no. 49, Borough of Staten Island. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:**    Hearing Transcript - Planning 5/3/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:**    Hearing Transcript - Planning 5/3/05

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative, 6 -**

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent, 1 -**

Rivera

**LU 0473-2005**      **Application no. 20055541 HAK, an Urban Development Action Area Project located at 942 Kent Avenue, Council District no. 35, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

**This Land Use Application was Hearing on P-C Item by Comm**

**A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.**

**Affirmative, 6 -**

Martinez, Nelson, Monserrate, Sanders Jr., Gentile and Lanza

**Absent, 1 -**

Rivera